

Town of Lincoln

Zoning Board of Review

100 Old River Road, Lincoln, RI

Minutes of July 12, 2016 Meeting

Present: David DeAngelis-Chair, John Bart, Lori Lyle, Stephen Kearns, John Barr, Mark Enander, Robert Oster, Town Solicitor

Minutes

Motion made by Member Oster to accept the May 2016 and June 2016 Minutes as presented. Motion seconded by Member Bart. Motion carried by all present

Correspondence

Correspondence received via certified Notice of Mortgage Foreclosure Sale on August 11 2016 from Harmon Law Offices regarding property located at 1759 Old Louisquisset Pie, Lincoln, RI. A Special Use permit was granted by this Board in the past for an in-law apartment. Property is owned by Anthony and Audrey Degnan.

Applications

Richelle Russell & Paula Carmichael, 32 Southwick Drive, Lincoln, RI – Application for Use Variance to construct a detached two car garage in the front yard of property located at 32 Southwick Drive,

Lincoln, RI.

AP 45, Lot 166 Zoned: RA 40

This application represents a request for a Use Variance for an accessory building in the front yard. The applicant proposes to construct a 28'x30' garage in the front yard of this property. The applicant does propose to build the garage within the building envelope therefore no dimensional relief is required. The property currently contains a single family home with an in-ground pool in the rear. Section 260-28(B) requires accessory to not intrude into the front yard which is why this Use Variance is required.

This application was continued from the June agenda. The Board received correspondence dated July 6 2016 from the applicants requesting their application be withdrawn.

Motion made by Chairman to accept applicant's request to withdraw their application. Motion seconded by Member Bart. Motion carried by all present.

Melanie Almond, 13 Burwell Street, Lincoln, RI – Application for Special Use Permit to place an accessory family dwelling unit (in-law apartment) within an existing single family home located at 13 Burwell Street, Lincoln, RI.

AP 10, Lot 201 Zoned: RL 9

Chairman read into the record standards that need to be met for a Special Use Permit.

House is a raised ranch which was purchased by daughter and husband. June 2016. Proposed accessory family dwelling unit will not affect the footprint of the property. House has a triple driveway which is more than enough space. Egress from the house will be through a rear door.

Daughter will reside on first floor and mother will reside in remodeled basement which will consist of kitchenette bedroom and living room.

Chairman read into the record Planning Board/Technical Review Committee recommendation:

Members of the Technical Review Committee reviewed the submitted plans and application. The Planning Board recommends approval of the Special Use Permit to incorporate an accessory family dwelling unit within proposed single family home located at 13 Burwell Street, Lincoln, RI. The applicant proposes to build an accessory family dwelling unit in the lower level of the existing single family home. The Planning Board feels that the special use permit will not alter the general character of the surrounding area and will not impair the intent and purpose of the zoning ordinance and the Comprehensive Plan

Chairman informed applicant that they will need to file an annual

letter of occupancy by a relative with the Town Clerk's office and return before this Board every 5 years for renewal.

Motion made by Member to grant the Special Use Permit. Motion seconded by Member Kearns. Motion carried by all present.

Chairman asked the September agenda include an open discussion regarding enforcement of Zoning decisions and procedures to include applications

Motion made by Member Barr to adjourn the meeting. Motion seconded by Member Bart. Motion carried by all present.

**Respectfully submitted,
Ghislaine D. Therien
Recording Secretary**